



## WARRANTY DEED

STATE MS. - DESOTO CO. 

JAN 19 9 48 AM '01

BK 386 11   
W. K.

**L. HAROLD NICHOLS and MAX WALLACE, Grantors,**

to

**TERRY FORTWENGLER and DALE W. BRADSHAW, Grantees.**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, on this **12<sup>th</sup> day of January, 2001**, we, the undersigned grantors, do hereby **SELL, CONVEY, AND WARRANT** unto **TERRY FORTWENGLER and DALE W. BRADSHAW, as tenants in common and not as joint tenants with the right of survivorship**, the following described real property, together with all appurtenances and improvements located thereon, said real property being situated in DeSoto County, Mississippi, and being more particularly described as follows to wit:

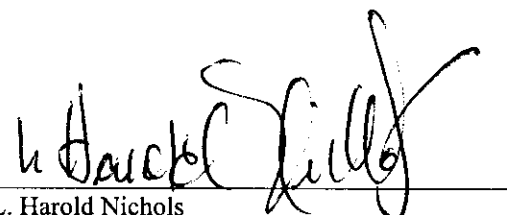
See attached Exhibit A for legal description of property being herein conveyed.

This being part of the same property conveyed to Grantors herein by Warranty Deed of record at Book 149, Page 641, in the Chancery Court Clerk's Office of DeSoto County, Mississippi. Grantors covenant that this is not their home place nor has it ever been their home place.

This conveyance is made subject to Easements of record in Book 150, Page 61, and Book 384, Page 24, in said Clerk's Office, and subject to 2001 real property taxes, not yet due or payable, which purchasers assume and agree to pay.

Possession is to be given with delivery of the Deed.

**WITNESS** the signature of the Grantor this the **12<sup>th</sup> day of January, 2001**.

  
L. Harold Nichols  
Max Wallace

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

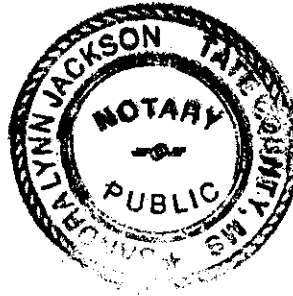
Before me, a Notary Public of said State and County aforesaid, duly commissioned and qualified, personally appeared **L. Harold Nichols and Max Wallace**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 12<sup>th</sup> day of January, 2001.

*Andrew L. Jackson*  
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 4, 2001  
BONDED THRU STEGALL NOTARY SERVICE



Property Address:

Vacant Land  
Olive Branch, MS 38654

Tax ID:

1068-3400.1-00030.01&  
1068-3400.4-00008.00

Grantor's Address:

L. Harold Nichols

Max Wallace

*Harold Nichols*  
*Max Wallace*  
Office #: (901) 521-9387

Home #: Same

10540 Hwy 178  
Olive Branch MS 38654

Prepared by and return to:

E. Dale Jamieson, Attorney  
340 New Byhalia Road, #3A  
Collierville, TN 38017  
901-853-1532

Grantee's Address:

Terry Fortwengler

Dale W. Bradshaw

340 New Byhalia Road, #4B

Collierville, TN 38017

Office #: (901) 853-2469

Home #: Same

**EXHIBIT A**

## Legal Description

A 10.33, more or less, acre tract of land located in part of the Southwest Quarter of the Northeast Quarter, Olive Branch, DeSoto County, Mississippi, and is further described as follows:

Beginning at the east corner of Lot #16 of Holiday Hills Subdivision, Section "B", as per Plat Book 11, Page 11; thence South 45 degrees, 03 minutes, 18 seconds, West 523.90 feet along the southeast line of said subdivision to an iron pin found at the northwest corner of Lot #24 of said subdivision; thence South 53 degrees, 15 minutes, 35 seconds, East 758.50 feet to a 1/2" rebar set on the northeast line of Lot #57 of Holiday Hills Subdivision, Section "C", as per Plat Book 27, Page 9; thence North 52 degrees, 54 minutes, 17 seconds, East 563.05 feet along the West line of the Time Warner Entertainment Company, L.P. Tract to a 1/2" rebar set on the southwest right of way line of U. S. Highway #178; thence around a curve to the left having a radius of 5783.91 feet, delta angle of 05 degrees, 03 minutes, 59 seconds, chord bearing North 38 degrees, 50 minutes, 05 seconds, West, chord distance of 511.28 feet, and a length of 511.45 feet to a 1/2" rebar set on said right of way line; thence South 47 degrees, 16 minutes, 13 seconds, West 216.24 feet to an iron pin found; thence North 40 degrees, 14 minutes, 02 seconds, West 241.41 feet to a 1/2" rebar set; thence North 46 degrees, 21 minutes, 08 seconds, West 70.12 feet to the point of beginning, containing 10.33, more or less, acres (450,030, more or less, square feet) of land, being subject to all codes, regulations, revisions, easements, subdivision covenants, and right of way of record.